



# BROADMEADOWS ACTIVITY CENTRE

MORE HOMES *and* MORE OPPORTUNITIES

## PLANNING FOR A THRIVING BROADMEADOWS

We're creating the *Broadmeadows Activity Centre Plan* to guide what Broadmeadows could look like over the next 10, 20 and 30 years.

The plan proposes more homes within the activity centre 'core', closest to Broadmeadows Train Station, and well-connected to jobs, education and services.

In the surrounding 'catchment', within 10 minutes' walk of the activity centre core, the plan proposes lower-rise apartments and townhouses.

As you move away from the commercial and community core of the activity centre, the proposed building heights gradually decrease, creating a transition between the activity centre and the surrounding suburb.

A new streamlined planning process in the activity centre core aims to make sure more of the right types of homes can be built faster.

We're in the process of finalising the plans with the aim to implement them in early 2025.

Once the plans are finalised and in place, Broadmeadows will gradually change over the next few decades, growing into a more lively, inclusive and sustainable local community and providing some of the new homes we need between now and 2051.

## HOW YOUR FEEDBACK IS SHAPING OUR PLANS

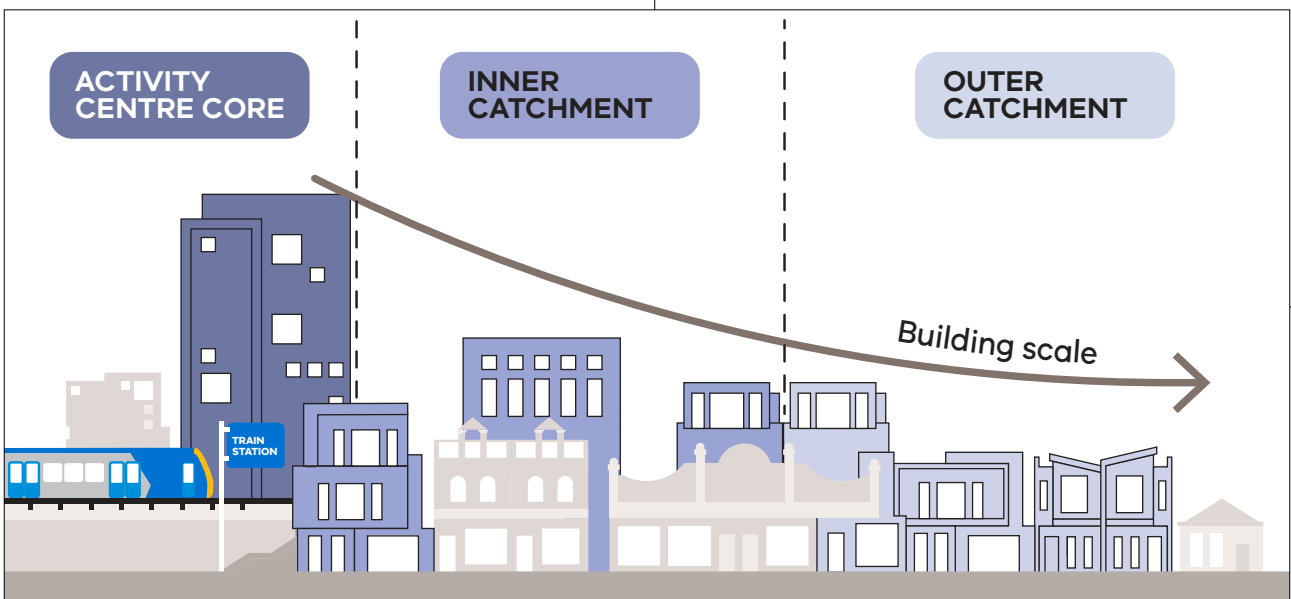
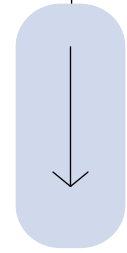
We heard from the Broadmeadows community through two rounds of consultation, and your feedback is helping to shape our plans:

- We're using your feedback to update the walkable catchment by reducing the boundary and limiting where buildings over three storeys are permitted.
- We heard that upgrading local infrastructure is important for supporting more homes, so we're introducing a new funding mechanism to raise funds for new and upgraded local infrastructure.
- Your feedback about overshadowing is helping us refine our plans to make sure important parks, streets and places remain sunny all year round.

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The Broadmeadows Activity Centre will provide a range of homes and building types for a mix of people through all stages of life across the suburb. The proposed plan for Broadmeadows includes medium and low-rise buildings in the catchment, and taller buildings in the activity centre core.



# YOUR KEY TO THE BROADMEADOWS ACTIVITY CENTRE



The plan's precincts and controls aim to make sure the right types of homes are built in the places they fit best. These are some of the kinds of homes you might see in the future. In addition to our proposed plans, there are many other rules for new buildings in Broadmeadows, such as rules that prevent taller buildings under the flight paths of nearby airports. This means most new buildings in Broadmeadows will not be able to reach the maximum heights proposed in our plans.

## ACTIVITY CENTRE CORE

### Up to 12 storeys Large Opportunity Site

One large site that has the potential to develop into a new precinct of its own, with multiple buildings, new walkways and open spaces. Extra controls aim to protect sunlight for surrounding streets and homes.



Image credit: Vicinity Centres

### Up to 12 storeys Shopping Centre

One large shopping centre site that has the potential to develop into a new precinct of its own, with multiple buildings, new walkways and open spaces, while remaining a shopping destination.

### Up to 12 storeys Limited Sensitivities Precinct

Larger properties that offer a lot of potential to be developed into new homes and businesses.

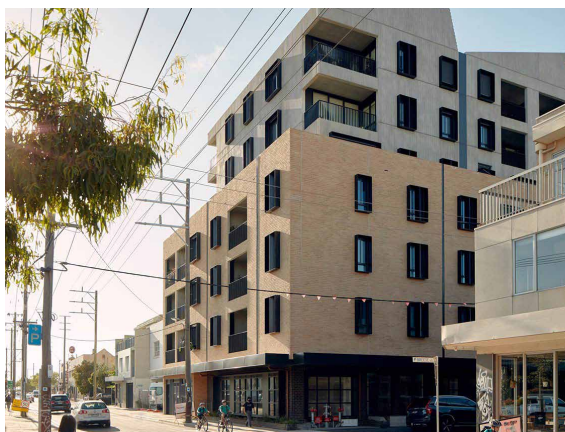


Image credit: DKO Architects & Breathe, photographed by Tom Ross

## INNER CATCHMENT

### Up to 4 storeys 6 storeys on larger sites

Areas of the catchment closer to core have proposed building heights up to 4 storeys, and up to 6 storeys on lots over 1,000m<sup>2</sup> with 20m frontage.

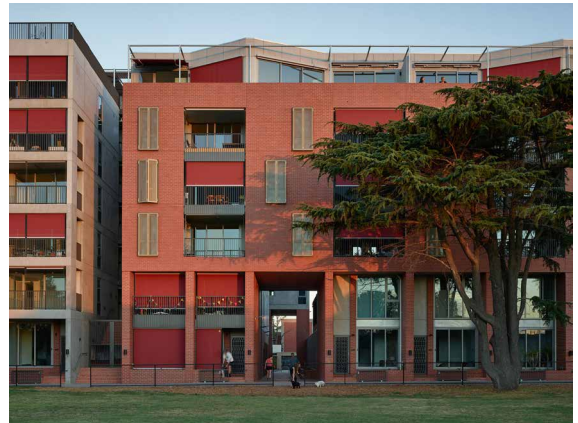


Image credit: Kerstin Thompson, photographed by Derek Swalwell and Leo Showell

## OUTER CATCHMENT

### Up to 3 storeys 4 storeys on larger sites

Most of the catchment has proposed building heights up to 3 storeys, and up to 4 storeys on larger lots.



Image credit: Future Homes Program, Department of Transport and Planning

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## WHAT THIS MEANS FOR YOU

We want to make it easier for more homes to be built in Broadmeadows.

If you're looking for a home close to public transport that's well-connected to jobs, education and services, you'll have more opportunities to find one that's right for you. If you're a landowner, there will be more opportunities for you to choose to build more types of homes on your property.

## MAINTAINING HERITAGE

We want to maintain the heritage of Broadmeadows, while providing more homes for more Victorians.

Our proposed planning controls for activity centres consider existing heritage controls.

There will be no changes to heritage overlays or amendments to local or state planning policies relating to heritage as part of the Activity Centres Program. New buildings will still have to follow existing heritage controls, as well as relevant state and local policy.

## FUNDING FUTURE INFRASTRUCTURE

We're introducing a simplified infrastructure funding system to help fund the things Broadmeadows will need into the future. This system will help to provide direct contributions for council and State Government to deliver the infrastructure Broadmeadows needs to thrive.

## WHAT ARE THE STREAMLINED PLANNING APPLICATION PROCESS AND 'DEEMED TO COMPLY' STANDARDS?

We want to introduce a new streamlined process for planning applications to make it faster and easier to build more quality homes in the activity centre core. This includes removing notice and review requirements for most planning applications.

We're designing new 'deemed to comply' standards for building heights, street wall heights and setbacks. If a planning application meets the 'deemed to comply' standards, it cannot be refused a permit on the basis of those standards. If someone proposes a building that does not meet those standards, the usual decision-making criteria will apply.

Normal planning processes including notice and appeal provisions still apply in the catchments.

## THE FUTURE OF THE ACTIVITY CENTRES PROGRAM

We are expanding the Activity Centres Program to activity centres near train stations or tram lines across Melbourne. Throughout 2025, we will be working with communities to better understand how we can improve access to housing while enhancing the things that make our centres great places to live.



Find out more at  
[planning.vic.gov.au/  
activitycentres/  
broadmeadows](https://planning.vic.gov.au/activitycentres/broadmeadows)